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Response to Planning application from Hertfordshire County Council (T and CP GDP Order 2015)

Director of Planning

North Hertfordshire Council
Council Offices
Gernon Road
Letchworth Garden City
Hertfordshire
SG6 3JF

District ref: 24/01793/DOC
HCC ref: NH/22343/2024
HCC received: 18 September 2024
Area manager: Manjinder Sehmi
Case officer: Shamsul Huda

Location

Site Of Former Wyevale Codicote Garden Centre, High Street, Codicote, SG4 8XA

Application type

Discharge of Condition

Proposal

Details of Condition : Details reserved by condition 15 (Air Quality Travel Plan) of planning permission reference no19/01448/FP granted 30.01.2023

Recommendation

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority recommends that permission be refused for the following reasons:

COMMENTS:

Thank you for your consultation the above application (Ref:24/01793/DOC). This application seeks approval of details reserved condition 15 (Travel Plan) included in the planning permission 20/02292/OP which says that-

"No dwelling forming part of the development shall be occupied until without the formal acceptance of a detailed Travel Plan, where the content of the travel plan is fully assessed prior to approval of objectives and targets with local authority officers. The Travel Plan shall take account of the detailed guidance within the Air Quality and Planning Guidance, notably Tables 4 & 5, referencing the checklist in Appendix 5 and with reference to the Travel Plan Guidance' at www.hertsdirect.org .

- The content of the travel plan shall be fully assessed prior to its approval in conjunction with local authority officers.

- The agreed targets and objectives included in the travel plan are secured for implementation by mutual agreement of the local authority and the developer/applicant.
- The outputs of the travel plan (typically trip levels and mode split) are annually monitored against the agreed targets and objectives.
- Should the travel plan not deliver the anticipated outputs or meet the targets and objectives further mitigation/alternative/compensation measures need to be identified and implemented.
- A named co-ordinator is required for success of the travel plan”.

The submitted Travel Plan (Ref- 2024UK254897/TP01) has been reviewed and conclude that applicant needs to provide more information as listed below.

- Insert text to say that a secondary contact to the TPC will be communicated to HCC, once the TPC is appointed.
- Provide estimate as to how much time will be committed to TPC role.
- Provide a list of Travel Plan Coordinator duties and the estimated time allocated to the role.
- State whether there is any intention to form a steering group.
- Monitoring and review should be annual, not biannual as stated.
- HCC recommend that the travel plan is managed via the Modeshift stars framework (a DfT supported framework that awards accreditations to sites who promote sustainable travel). The TPC should consider this once appointed – please contact travelplans@hertfordshire.gov.uk for further information.

Based on the current submission, the Highway Authority concludes that the submitted details associated with condition 15 are substandard and didn't fulfil the requirements and will not be acceptable.

Signed

Shamsul Huda

9 October 2024